

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/3-5 HUTTON STREET DANDENONG VIC 3175

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$300,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Oct 2023

to

30 Sep 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

1/3-5 HUTTON STREET DANDENONG VIC 3175	\$307,000	23-Jun-24
3/3-5 HUTTON STREET DANDENONG VIC 3175	\$310,000	02-May-24
18/3-5 HUTTON STREET DANDENONG VIC 3175	\$280,000	11-Jul-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 23 October 2024



**1/3-5 HUTTON STREET
DANDENONG VIC 3175**

2 2 1

Sold Price **\$307,000** Sold Date **23-Jun-24**

Distance **0km**



**3/3-5 HUTTON STREET
DANDENONG VIC 3175**

2 2 1

Sold Price **\$310,000** Sold Date **02-May-24**

Distance **0.01km**



**18/3-5 HUTTON STREET
DANDENONG VIC 3175**

2 2 1

Sold Price **\$280,000** Sold Date **11-Jul-24**

Distance **0.01km**

RS = Recent sale

UN = Undisclosed Sale

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